



**CITY OF BEAVERTON**  
Community and Economic Development  
Department  
Planning Division  
4755 SW Griffith Drive  
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# PUBLIC HEARING NOTICE

**Hearing Date:** November 28, 2012      **Hearing Body:** Planning Commission

<b>Project Name:</b>	<b>Waterhouse Ridge Memory Care</b>
<b>Case File No.:</b>	CU2012-0009 / DR2012-0087 / LD2012-0009 / TP2012-0008
<b>Summary of Application:</b>	The applicant requests approval of a new Conditional Use for operation of a memory care facility. Residential care facilities are a Conditional Use in the R2 zoning district. The applicant requests Design Review Three approval to demolish the existing detached homes on site and construct a single story 68 bed residential care facility, at approximately 35,900 square-feet. The proposal includes removal of 49 trees on site, which is subject to Tree Plan Two approval. The applicant also requests approval of a Replat to consolidate the three parcels that comprise the site, a total of approximately 2.45 acres.
<b>Project Location:</b>	1035 & 1115 NW 158 <sup>th</sup> Avenue; Tax Lots 200, 300 & 400 on Washington County Tax Assessor's Map 1N1-32BC
<b>Zoning &amp; NAC:</b>	Urban Medium Density R2 / Five Oaks/Triple Creek NAC
<b>Applicable Development Code Criteria:</b>	Development Code Sections 40.03 <i>Facilities Review</i> , 40.15.15.3.C <i>Conditional Use</i> , 40.20.15.3.C <i>Design Review Two</i> , 40.45.15.2.C <i>Replat</i> , and 40.90.15.2.C <i>Tree Plan Two</i>
<b>Applicable Comprehensive Plan Policies:</b>	Comprehensive Plan Policies 6.2.3g, 6.2.3h and 8.4.1.a
<b>Hearing Place and Time:</b>	City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive beginning at 6:30 p.m.
<b>Staff Contact:</b>	Cassera Phipps 503.526.2247 / cphipps@beavertonoregon.gov

Mailed written comments should be sent to the attention of the Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **Friday, November 16, 2012**. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

**Facilities Review Committee Meeting Date: Wednesday, November 7, 2012**

The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision-making authority. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Beaverton Development Services Division, 2<sup>nd</sup> floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at: [www.beavertonoregon.gov/DevelopmentProjects](http://www.beavertonoregon.gov/DevelopmentProjects)

The Planning Commission shall conduct the hearing in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 503-526-2222/VOICE/TDD.